



YOUR MOVE

WWW.YOUR-MOVE.CO.UK

Drake Street, Lincoln
£129,950

Drake Street,
Lincoln

£129,950

DESCRIPTION

We are pleased to offer for sale this THREE BEDROOM, TERRACED house situated in the busy WEST END of Lincoln. The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen and bathroom/WC on the ground floor, whilst to the first floor there are THREE DOUBLE BEDROOMS. Outside is a patio area to the rear and we are advised that there are parking spaces available which we understand can be obtained through Lincoln City Council but no documentation is held on file to confirm this. . The property benefits from double glazing where stated and no upward chain. Viewing is highly recommended to appreciate all that this property has to offer. A copy of the EPC will be available on request. EPC Ratings is D

LOCATION

This property is situated within the popular West End area of the city, having access to Lincoln city centre. There are multiple amenities including shops, restaurants, bars, and the Brayford Pool area having a selection of hotels, restaurants and bars overlooking the water side. Also, this property is in a prime location for lettings due to its proximity to Lincoln University.

DIRECTIONS

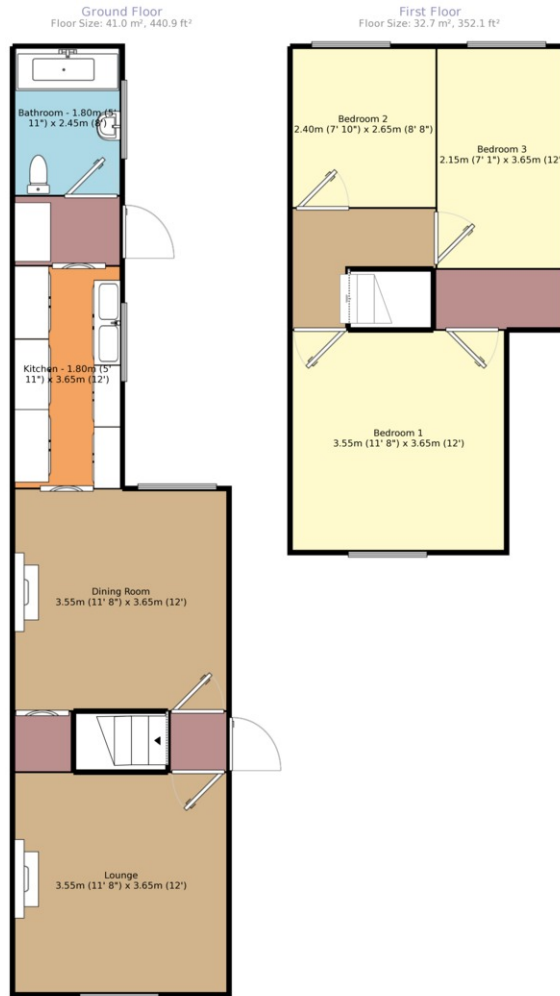
As you head out of Lincoln on Carholme Road, turn right onto Moor Street. Take your first left onto Drake Street. The property can be found on the right hand side marked by a Your Move Board.

OUR VIEW

The property is positioned in a popular city location, providing great access to a variety of local shopping facilities. On internal inspection, you will discover that the room sizes are generously proportioned. The kitchen boasts a wealth of complimentary work surface space, featuring a range of fitted wall and base units, as well as an integral cooker and hob. Adjoining the entrance hall way is a well-sized living room and a dining room which benefits from good window aspects, allowing plenty of light into the property. The bathroom/WW is located to the rear of the property. Access to the rear garden is provided from the kitchen. Upstairs, there are three double bedrooms located to the front and rear aspects respectively, all of which offer ample floor space for additional storage options where required. Outside, there are parking spaces available through Lincoln City Council and a rear patio area to enjoy.



Drake Street, Lincoln, LN1 1PP



Measurements are approximate. Not to scale. For illustrative purposes only



For full EPC please contact the branch

Your Move is a trading name of your-move.co.uk, registered in England at Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YB (number 01864469).

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

*Source: Nielsen, Oct 2012.

**Calls may be recorded and/or monitored for training and/or security purposes.



5/9 Newland, Lincoln, LN1 1UY
 tel: (01522) 513315 **
 email: lincoln1@your-move.co.uk
 www.your-move.co.uk - The UK's most visited estate agency website*



YOUR MOVE
 WWW.YOUR-MOVE.CO.UK

Our properties also appear on... **Zoopla.co.uk** **rightmove.co.uk** **PrimeLocation.com**